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RENT CONTRACTS IN TYPICAL COUNTRIES OF THE WHEAT BELT.

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SOURCES OF INFORMATION.

THE FACTS upon which this discussion is based were procured primarily for the purpose of acquainting the tenants in any of of the principal wheat-producing States with the methods of renting in vogue in other parts of the region. It was thought, also, that the information collected would be welcomed by both landlords and tenants as increasing their knowledge concerning the renting of farms in their own localities.

The material here presented was gathered in the spring of 1917, from tenants who were visited on their farms in the various localities chosen for the inquiry. Two considerations governed the selection of the counties to be visited, viz, the relative importance of the wheat crop and the per cent of tenancy. The desired combination of conditions seemed most likely to be found in Barton County, Kans.; Clay County, Nebr.; Spink County, S. Dak.; Barnes County, N. Dak.; and Renville County, Minn. (For the location of the counties visited, see fig. 1.) The number of records obtained in these counties, in the order named, was 80, 91, 79, 71, and 82, respectively.

DESCRIPTION OF AREAS.

When comparing ways of renting in any one county with those of another, it should be taken into account that though each of the counties in which investigations were made is situated in a typical wheat-producing area, the organization of the farms and the practices differ more or less on account of differences in geographical location.

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Barton County, Kans., is about the center of the great winter-wheat producing area of the Great Plains. Spink County, S. Dak., and Barnes County, N. Dak., also in the Great Plains, are located in the center of the principal spring-wheat producing area of the United States. In Barton County farms were between 300 and 400 acres in size, and in the more northern of the counties just mentioned they were somewhat larger. In each of these counties about half the farm land was in small grain. In Barton County nearly all the grain was wheat. In the three other counties about one-third was flax, barley, emmer or speltz, and rye, thus indicating greater diversity of small grain. On

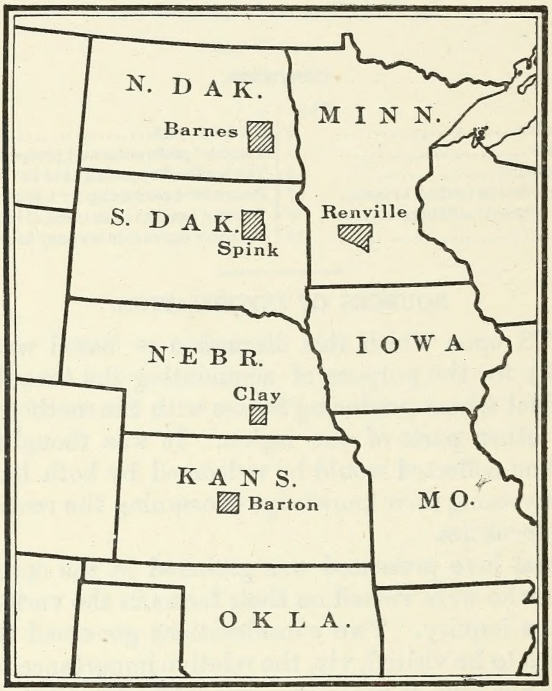

FIG. 1.—Shaded areas indicate counties in which records were obtained.

the basis of hay and forage production, available pasture, and by-products, the counties have approximately equal carrying capacity for live stock. Rainfall is the most important factor influencing yields of wheat, which, broadly speaking, vary from 5 to 20 bushels per acre, the average being about 13 bushels.

The most distinguishing characteristics of farming in these counties are the high percentage of farming land in broadcast crops and the absence of clover and grasses in rotation. Although a small acreage on each farm frequently is devoted to alfalfa, this crop does not take the place of clover and grasses, which in general mixed farming are so important a feature in rotation with other crops.

Clay County, Nebr., and Renville County, Minn., represent typical farming along the border of the Corn Belt. Clay County is on the western edge of the Corn Belt in the winter-wheat zone, while Renville County is near the southern boundary in the spring-wheat zone. In each of these counties corn about ranks with wheat, and clover and grasses are of some importance in crop rotations. These characteristics, together with the fact that the capacity of the farms to carry live stock is high, would tend to make agriculture in these counties of the general mixed farming type. The average yield per acre of wheat is from 2 to 3 bushels higher than in the counties first mentioned and the risk in farming is somewhat less, owing to the greater importance of live stock and to greater diversity of crops.

SYSTEMS OF RENTING FOUND.

Six distinct systems of renting were found in the localities visited. These systems are named after the share of the crops the landlord receives, or from what is paid for the use of the land. They are classified in Table I in the order of their relative importance. Under the first four, the landlord is given a share of the crops only, as one-third, two-fifths, one-half, or two-thirds. The fifth system gives the landlord a half share of both crops and stock, and the sixth is a cash rent system.

TABLE I.—*Comparative percentage of tenants who rent under each system of renting found in the different locations.*

Locality.	Landlord's share of crops.						
	One-third.	Two-fifths.	One-half.	Two-thirds.	One-half crops and stocks.	Renting for cash.	Total.
	Per cent.	*Per cent.*	*Per cent.*	*Per cent.*	*Per cent.*	*Per cent.*	*Per cent.*
Kansas: Barton County.....	79	4	9	3	3	2	100
Nebraska: Clay County.....	75	20	3	0	0	2	100
South Dakota: Spink County...	42	0	53	0	2½	2½	100
North Dakota: Barnes County..	7	0	88	0	5	0	100
Minnesota: Renville County....	61	7	15	0	2	15	100

ONE-THIRD SHARE.

Under this system, the landlord receives one-third of the grain, usually delivered from the thrashing machine but sometimes temporarily stored in bins on the farm. He furnishes land, dwelling, barn, and usually all other farm structures; fences, material for repairs and skilled help for making repairs when necessary; grass seed when sown; and usually pays the real estate and road tax. The tenant furnishes all labor, work stock, machinery and tools, grain seed, and pays for the twine and the expense of thrashing.

EXCEPTIONS.

In the southeastern part of Clay County, Nebr., if the landlord receives one-third of the crop the tenant sometimes pays all or a part of the real estate tax. On these farms the tenant usually owns all the farm fences and structures except the dwelling, barn, and wind mill, and must keep them in repair at his own expense. When such tenants move, they may remove their fences and structures or sell them to the incoming tenants. On these farms pasture and hay land are usually rented at a lower cash value than on other one-third share rented farms. In a few of these cases the landlord receives two-fifths of the corn and one-third of the other crops.

In Spink County, S. Dak., under this system the corn is frequently taken by the landlord at the farm. On 60 per cent of the farms rented for one-third share visited in Barnes County, N. Dak., the tenant delivered the grain at the elevator, and on 40 per cent of them the landlord received it on the farm or paid the tenant for its delivery. On 90 per cent of the farms renting for one-third share that were visited in Renville County, Minn., the tenant delivered the landlord's part of the grain at the elevator, and on 10 per cent of them the landlord either received it on the farm or paid the tenant for hauling it to the elevator. On all of the farms rented for one-third share visited in North Dakota the tenant secured land free of charge, in lieu of summer fallow, for an intertilled crop such as corn or potatoes and also for millet.

ONE-HALF SHARE.

When the tenant gives half the crop as rent, the landlord, in addition to what he furnishes under the one-third share system, supplies all the small grain seed, pays half the thrashing machine bill and sometimes pays for half the twine, and receives half the small grain delivered at the elevators. The tenant's obligations under this system differ from those under which he gives one-third only in regard to the supply of grain seed and to the thrashing and twine bills. Where land is rented for half the wheat, corn ground and sometimes ground for other grain is farmed for one-third of the crop, delivered.

EXCEPTIONS.

On the farms visited in Barton County, Kans., which rented for a half share, the spring crops, generally of comparatively small acreage, were usually produced on the one-third share rent basis. In Spink County, S. D., where the chief crop is wheat, the small acreage in corn is divided on the one-third and two-thirds basis, and the landlord gets his part of the crop in the crib, though the landlord may get half the corn crop by gathering the half at his

own expense. On 14 per cent of the South Dakota share-rented farms corn land is paid for in cash at from $2 to $3 per acre, and on 2 per cent of them the tenant has corn land free.

On about two-thirds of the farms renting for one-half share in the North Dakota area, the landlord receives his half of the small grain on the farm or pays for its delivery, and on one-third of them the tenant delivers the grain free of charge to the landlord. In the North Dakota area where land is rented for a share of the crop, the tenant is usually given land free for millet or an intertilled crop, in lieu of summer fallow.

On half of the half-share rented farms visited in the Minnesota area the grain is delivered at the elevator, and on the other half it is either delivered on the farm or the landlord pays for its delivery. In the Minnesota area, most of the landlords receive but one-third of the corn, or the tenant pays cash for corn land at the rate of from $3 to $4 per acre. Here, also, instead of sharing the thrashing machine bill equally, the cost per bushel is sometimes shared so that the landlord pays one cent per bushel less than the tenant pays.

TWO-FIFTHS SHARE.

If the landlord receives two-fifths of the crop, both landlord and tenant contribute the same as under the system in which he receives one-third, although instead of getting one-third of the crop delivered, he gets two-fifths of it delivered. It will be noted from Table I that none of the farms visited in North or South Dakota are rented under this system.

The only exception found to the custom of delivering the landlord's grain in the case of any of the farms renting for two-fifths share that were visited, was in one instance in Minnesota, where the landlord received his corn on the farm.

ONE-HALF SHARE OF BOTH CROPS AND STOCK.

When the crops and stock are divided equally between the landlord and tenant, the landlord, in addition to what he contributes under the system in which he receives one-third, owns half the productive stock except poultry, and bears half the general farm expenses except those for labor and repairs to machinery; while the tenant supplies all the labor, owns all the work stock and farm machinery, keeps the machinery in repair, and owns half the productive stock. Under this system each of the contracting parties gets one-half of all farm sales except those from poultry or work stock, all of which go to the tenant. When farms are rented for a share of crops and stock, the lease provides whether the tenant's work stock may or may not be fed from the grain and hay owned in common and fed to the other stock.

On the farms visited no exceptions were found to the method of renting for half share of crop and stock, as outlined here.

TWO-THIRDS SHARE.

Under the renting system, according to which the landlord receives two-thirds of the crops and which, as will be seen from Table I, was found only on a few farms in Kansas, the landlord furnishes everything but the man labor, that being the tenant's only contribution. Under this system the tenant receives one-third of the grain only, while the landlord receives two-thirds of the proceeds from the sale of grain and all proceeds from the sale of stock.

THE CASH-RENT SYSTEM.

A few of the farms in each locality, except in the North Dakota area, were found to be rented for cash. In the Kansas area a quarter section rented for from $500 to $600 cash per year. On cash-rented farms with considerable alfalfa the tenants were satisfied, but on the farms without this crop they intended to give up their leases.

In the Nebraska area the average price paid for cash-rented farms was $3.67 per acre, including crop land, farmstead, hay, pasture, and waste. In the South Dakota area a few farms were found renting for cash at from $1.50 to $3 per acre for the entire farm, and in the Minnesota area 15 per cent of the tenant farmers paid cash rent. The rent there varied from $2 to $6.25 per acre for the entire farm.

CONDITIONS OCCURRING IN ALL SYSTEMS.

In general, under all of these systems of renting the landlord furnishes land, buildings, and grass seed, and pays the real-estate tax. He also supplies material for the repair of buildings and fences, and usually employs any skilled labor needed for making repairs. In all of these localities, however, land was frequently rented without buildings, and on some of the Nebraska farms visited the tenant owned all the farm structures and fences except the dwelling, the barn, and the windmill. On the share-rented farms visited in the Nebraska area the tenant sometimes paid a part or all of the real-estate tax.

Under all of these share-rent systems, except the one according to which both crop and stock receipts are divided and the landlord gets two-thirds of the crop, all productive stock is owned by the tenant, who gets all the income derived therefrom. However, the amount of such stock is too frequently limited by his acreage of pasture and hay land, by the amount of corn or rough feed he is allowed to grow, and by the shelter that is provided for such stock.

On the share-rented farms the use of hay land was usually paid for in cash, but was sometimes given free to the tenant; frequently it was rented for a share of the crop, and in some cases there was no

hay land on the farm. Pasture was sometimes free to the tenant, but in many cases was paid for in cash. Sometimes the farm pasture was used in common by both landlord and tenant, and in some cases there was no pasture.

MINOR FACTORS CONCERNED IN RENTING OF FARMS.

Several minor factors not heretofore emphasized but exerting an important influence in the relation of landlord to tenant are concerned in the renting of farms. Among these are the terms for securing pasture and hay lands by the tenant, the distance from the farm to market, the value of the land, and the value of the farm buildings.

HOW THE TENANT OBTAINS PASTURE ON SHARE-RENTED FARMS.

In the localities in which this investigation was made tenants obtain pasture on share-rented farms in several ways, as can be seen from Table II.

TABLE II.—*Comparison of terms of renting pasture lands.*

Locality.	Average cash rent per acre for pasture.	Methods of procuring pasture.				
		Pasture free.	Pasture used in common.	Cash rent paid for pasture.	Farms without pasture.	Total.
		Per cent.	*Per cent.*	*Per cent.*	*Per cent.*	*Per cent.*
Kansas: Barton County	$1.25	40	8	34	18	100
Nebraska: Clay County	2.60	7	3	80	10	100
South Dakota: Spink County	2.20	26	11	48	15	100
North Dakota: Barnes County	.92	35	10	5 [a] 30	20	100
Minnesota: Renville County	2.38	7	7	75 [a] 3	8	100

[a] These percentages of the tenants in the North Dakota and Minnesota areas secured pasture in return for working out the farm road tax.

Much of the pasture in all the areas visited was free to the tenant, but in a large percentage of cases the pasture was either paid for in cash or the tenant worked the farm road tax for it. Relatively more farms were without pasture in the counties visited in North Dakota and Kansas than in the other areas. This lack of pasture may have influenced the landlords to give the tenants in these States a few acres for forage crops free of rent, as this was done more frequently here than in other areas visited.

HOW TENANTS OBTAIN HAY LAND ON SHARE-RENTED FARMS.

Some tenants in each of these localities procure their hay land free of charge, others rent for cash, and still others on shares. Table III shows the comparative methods of renting hay land and the price per acre where cash is paid.

TABLE III.—*Comparative methods of renting hay lands.*

Locality.	Tenants getting free hay land.	Tenants paying cash for hay land.	Tenants having no hay land.	Tenants giving—			Average cash paid for hay land.
				One-half in stack.	One-third in stack.	One-third delivered.	
	Per cent.	*Per cent.*	*Per cent.*	*Per cent.*	*Per cent.*	*Per cent.*	
Kansas: Barton County	11	10	44	25	10	0	[a] $8.50 [b] 2.50
Nebraska: Clay County	5	59	11	21	2	2	[c] 4.20 [b] 2.80
South Dakota: Spink County	4	53	29	12	2	0	[c] 4.00 [b] 2.25
North Dakota: Barnes County	40	[d] 5 20	15	18	2	0	.95
Minnesota: Renville County	10	53 [d] 3	9	10	12	3	2.70

[a] Alfalfa.
[b] Wild.
[c] Tame.
[d] These percentages of the tenants in the North Dakota and Minnesota areas secure hay land in return for working out the farm road tax.

Many of the Kansas and South Dakota tenant farms are deficient in hay land. Tenants in the Kansas area frequently pay as much as $10 an acre for alfalfa hay land located off the farm, alfalfa lands commanding a higher rent than any other farm land in that locality. The deficiency of hay land on the farms in the South Dakota area was supplied by wild hay from the school lands which are still abundant there.

PASTURING WHEAT AND THE DIVISION OF STALKS AND STRAW.

PASTURING WHEAT.

In the Kansas and Nebraska areas where winter wheat is grown, the tenant is sometimes allowed to pasture wheat at his discretion, it being understood that it will not be pastured either in very dry or very wet weather. In many instances the pasturing of grain is forbidden in the contract.

STALKS.

The cornstalks are nearly always the property of the tenant, but he may not have the stock to make proper use of them, and that use is often limited by the lack of fencing. In the Minnesota area, the only one of the localities visited where wheat was not the predominant crop, more corn is raised by the average tenant, who keeps more stock and makes more effective use of farm forage.

STRAW.

The tenant with rare exceptions has the use of all the straw produced on these farms. He generally feeds most of the oat straw, uses some of the wheat straw for bedding, some for mulching potatoes or young trees, and may scatter some of it on the land, but except in the Minnesota area most of the wheat straw is burned.

DISTANCE TO MARKET.

In the Kansas area the average distance of the farms visited from market is 4.5 miles; in the Nebraska area 3.6 miles; in the South Dakota area 4.4 miles; in the North Dakota area 5 miles; and in the Minnesota area 5.6 miles. Very few of the farms are more than 9 miles from the market, and the share of the crop given in no case appears to differ on account of the distance to market, except that the average distance to market of the farms renting for two-fifths share is less than the average distance of those renting for one-third share in all the localities where these proportions are in vogue.

Free pasture as well as cheaper hay land was more frequently given to the tenants farthest from market, and tenants farther from market were more frequently paid for delivering the landlords' grain than were those near the market.

VALUE OF LAND AND BUILDINGS.

It was not always apparent in this investigation that the value of land or of the buildings were factors in the determination of the share-rent paid. In all the localities visited where farms were rented for both one-third and two-fifths share, the land was of the greater value on those renting for the greater share. In Kansas and Minnesota the farms renting for two-fifths of the crops had buildings of much higher average value than those of the other farms, but in the Nebraska area the farms renting for two-fifths of the crops had outbuildings of less value than those renting for one-third. The comparative values of land and buildings and the average farm areas are shown in Table IV.

TABLE IV.—*Comparative value of land and buildings on the farms visited.*

Locality.	Average acres and estimated values.									
	Acres per farm.	Value per acre.			Value of dwellings.			Value of outbuildings.		
		All farms.	Farms renting for one-third share.	Farms renting for two-fifths share.	All farms.	Farms renting for one-third share.	Farms renting for two-fifths share.	All farms.	Farms renting for one-third share.	Farms renting for two-fifths share.
Kansas: Barton County	336	$80	$73	$83	$1,266	$1,013	$2,133	$925	$830	$1,100
Nebraska: Clay County	225	115	113	113	1,026	1,022	1,027	730	726	545
South Dakota: Spink County	427	65	66	.....	844	830	.....	744	736	.....
North Dakota: Barnes County	489	60	46	.....	1,155	1,233	.....	1,194	1,300	.....
Minnesota: Renville County	202	115	145	145	981	660	979	909	950	964

SHARE RENT OF LAND WITHOUT BUILDINGS.

Some of the tenants in each area visited had found their farms too small and were renting additional land without buildings. Some farmers interviewed were owners of farms too small for their needs, and rented outside land, not necessarily provided with buildings.

In the Kansas area 25 per cent of the records taken related to such farmers. In the latter case the lack of improvements did not affect the share of the crop given for the use of the land. In none of the other regions visited did such a large percentage of the tenants rent additional land without buildings, and when renting such land they usually gave a smaller share of the crop, or received hay and pasture either free or for less than their actual value.

LEASES.

In both the Kansas and Nebraska areas there were more oral than written leases; in South Dakota written and oral leases were about of equal frequency; but in North Dakota and in Minnesota most leases were written. As seen from Table V, there was a greater percentage of parent landlords in Kansas, Nebraska, and South Dakota than in the other States. The fact that leases on farms rented by parent landlords are nearly always oral accounts in part for the preponderance of the oral lease in these States. Landlords in general desire experience with a tenant before entrusting him with their farms without the written contract. This fact can also be seen from Table V, where it is shown that tenants on farms for the first year are usually under a written contract.

TABLE V.—*Comparative data concerning leases and the lease period.*

Locality.	Proportion of leases—						
	Written.	Verbal.	Yearly.	For longer time than one year.	Given by parent landlords.	For first year on farm—	
						Written.	Verbal.
	Per cent.	*Per cent.*	*Per cent.*	*Per cent.*	*Per cent.*	*Per cent.*	*Per cent.*
Kansas: Barton County	25	75	90	10	25	44	56
Nebraska: Clay County	40	60	97	3	25	53	47
South Dakota: Spink County	48	52	95	5	20	100	0
North Dakota: Barnes County	60	40	73	27	16	92	8
Minnesota: Renville County	59	41	75	25	15	76	24

THE LEASE YEAR.

In the Kansas area visited the chief crop (wheat) is usually thrashed and disposed of by August 1, and the lease year usually begins on that date. Eighty-eight per cent of the tenants visited in the Kansas area stated that their lease year begins August 1 and only 12 per cent that it begins in the spring. In the Nebraska area the lease year begins in the spring, the period on nearly all tenant farms running from March to March. In the South Dakota area, with 27 per cent of the tenants the leases begin in the spring, usually March 1, while with 73 per cent the leases begin in the fall, usually on October 1. In the North Dakota area 54 per cent of the leases begin in the spring and 46 per cent in the fall.

In Renville County, Minn., about half of the leases on the farms visited begin in the spring (March or April), while half of them begin in the fall (October or November). A few of the leases here begin in the spring and end in the fall or winter, or vice versa, the lease period in these cases being for more than one year.

TENANTS' PREFERENCES AND PROSPECTS.

PREFERENCE AS TO LEASE PERIOD AND SHARE OR CASH RENT TO BE PAID.

As seen from Table VI, from 60 to 86 per cent of the tenants in the localities visited prefer the long lease, and from 85 to 100 per cent prefer share to cash renting.

TABLE VI.—*Tenants' preferences as to length of lease and cash or share rent.*

Locality.	Proportion of tenants—					
	Who prefer—		Indifferent as to length of lease.	Who prefer—		Indifferent as to how paid.
	The long lease (5 to 10 years).	The short lease.		Share rent.	Cash rent.	
	Per cent.	*Per cent.*	*Per cent.*	*Per cent.*	*Per cent.*	*Per cent.*
Kansas: Barton County	70	20	10	96	1	3
Nebraska: Clay County	86	2	12	93	2	5
South Dakota: Spink County	77	3	20	96	0	4
North Dakota: Barnes County	60	20	20	100	0	0
Minnesota: Renville County	70	23	7	85	15	0

THE LANDLORD'S OPINION AS TO THE LONG LEASE.

Landlords were seldom questioned in any of the areas visited, but some expressions were obtained from them as to the proper lease period. The following quotation from a letter of one of the owners of a number of rented farms in North Dakota shows the general attitude of the landlord toward the lease period:

> It is our custom to make annual leases only and in this we differ from many authorities who think it better to lease for a term of years. Our rule is "Give the old tenant the first chance at the farm if his work has been good." Under this plan the tenant knows he can remain on the farm if his record is good, and it is up to him to do his work so that he will not be displaced.
>
> We aim to keep the buildings in good condition of repair. This is a simple matter, but one which seems to keep the feminine end of the family in a contented frame of mind. We try to provide facilities for live stock, poultry, garden, etc., in which we are not directly interested but which help the tenant in a financial way.

PROSPECTIVE OWNERSHIP BY TENANTS.

In each of the localities visited there were many tenants who owned some land. In most cases this land was situated in sections where the price of land was lower than where the tenant was located. As seen from Table VII, tenants who had bought in their present localities purchased in an average time of from 5.5 years, in Minnesota, to 9.9 years, in Nebraska, after they had started renting.

TABLE VII.—*Prospective ownership by tenants.*

Locality.	Years rented before buying.	Tenants who own some land.	Nonowners who expect to own.	Tenants who think they could pay half value of a farm in 15 years.
		Per cent.	*Per cent.*	*Per cent.*
Kansas: Barton County	6.2	40	96	60
Nebraska: Clay County	9.9	33	85	24
South Dakota: Spink County	8.3	23	90	60
North Dakota: Barnes County	6.9	30	92	45
Minnesota: Renville County	5.5	27	96	30

It will be seen from the table that in only two of the localities visited, namely, Kansas and South Dakota, do a majority of the tenants think, in view of their past experience, that they can become owners in their present localities within 15 years. The owners renting additional land in all these localities, while usually admitting that a farm is not now so readily acquired by a tenant as when they bought, think that they could still become owners were they starting to rent. From 85 to 96 per cent of the nonowners expect to own farms, if not in their present localities, then some place where land costs less.

BELIEF OF TENANTS AS TO TREND OF RENTS.

Each tenant was asked to express his opinion as to whether rents in his locality were increasing or not. In the Kansas area, 70 per cent of the tenants thought that rents were increasing and 30 per cent that they were not; in the Nebraska area, 74 per cent thought rents were increasing and 26 per cent that they were not; in the South Dakota area, the tenants were equally divided in opinion with regard to the increase of rent; in the North Dakota area, 34 per cent of the tenants thought rents were increasing, while 66 per cent thought they were stationary; and in the Minnesota area, 85 per cent of the tenants thought that rents were increasing, while 15 per cent thought they were not.

Tenants who thought rents were increasing claimed that where land was rented for cash a higher rate was asked per acre; that share rent, instead of being one-third as formerly, was getting to be two-fifths; that where the share paid remained unchanged there were fewer instances of tenants getting pasture and hay land free; and that where cash was paid for pasture and hay land it was commanding a higher price per acre.

PROBABLE INCREASE IN TENANCY IN AREAS VISITED.

Table VIII shows the increase of tenancy in these areas from 1890 to 1910:

TABLE VIII.—*Increase of tenancy in the areas investigated.*

	Proportion of tenants among farmers.		
	1890	1900	1910
	Per cent.	*Per cent.*	*Per cent.*
Kansas: Barton County	21.0	25.3	38.0
Nebraska: Clay County	33.4	40.7	49.8
South Dakota: Spink County	20.0	26.8	43.4
North Dakota: Barnes County	8.2	7.5	31.4
Minnesota: Renville County	9.4	21.6	29.0

It seems probable that the increase in tenancy in these regions will continue at least for some years yet. The average size of the farms operated by tenants as found in the investigation varied from 202 acres in the Minnesota area to 489 acres in the North Dakota area. The income from such a farm is sufficient to maintain its owner without much personal labor on his part. He is therefore likely to retire and rent his land. Because of the increased cost of a farm, tenants find it more difficult to attain the status of owner, and in the future will probably remain tenants for a longer period than has been the case in the past. This tendency seems to be general in the regions in which the economic farm unit is equivalent to a modest fortune.

PUBLICATIONS OF THE UNITED STATES DEPARTMENT OF AGRICULTURE RELATING TO FARM TENANCY.

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A System of Tenant Farming and its Results. (Farmers' Bulletin 437.) Exhausted.

System of Renting Truck Farms in Southwestern New Jersey. (Department Bulletin 411.) Exhausted.

A Study of Share-Rented Dairy Farms in Green County, Wisconsin, and Kane County, Illinois. (Department Bulletin 603.) 500 in stock.

Lease Contracts Used in Renting Farms on Shares. (Department Bulletin 650.) Exhausted.

AVAILABLE FOR FREE DISTRIBUTION.

Farm Tenantry in the United States. (Yearbook Separate 715, 1916.) 600 in stock.

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